

OVERSTRAND ROAD , CROMER, NR27 0DJ

£59,000
LEASEHOLD

This 2 bedroom holiday chalet located on the highly popular Kings Chalet Park. This would make an ideal holiday let investment or holiday retreat. Accommodation comprises; Open plan lounge/kitchen, 2 bedrooms and bathroom. Externally there are communal gardens and parking. The Kings Chalet Park is a beautifully maintained site located just a few minutes from the cliff top, lighthouse and happy valley woodland walk. The royal Cromer golf course is also only a short walk for keen golfers.

henleys
ESTATE AGENCY SIMPLIFIED

OVERSTRAND ROAD

ENTRANCE

uPVC door entrance to the front of the property that leads in to the lounge, kitchen and dining area.

LOUNGE/KITCHEN

Open plan living accommodation with large uPVC window to the front of the chalet offering a light and spacious feeling and elevated views over the park. Fireplace with inset coal effect electric fire. The kitchen is modern with uPVC window to the rear has a range of wall and base units with work surface over, stainless steel sink and drainer, electric double oven and grill with a four ring halogen hob with filter extractor fan over.

FRONT BEDROOM

With uPVC double glazed window to the side. Laminate flooring.

REAR BEDROOM

Double glazed window to the rear aspect, laminate flooring. In one corner is the electric meter.

COMMUNAL AREAS

Stepping out from the chalet are communal garden areas that are always maintained to a high quality and offer a relaxing area to sit throughout the day or evenings. The chalet is set in an elevated position with views over the park.

There are a number of communal parking areas close to the chalet.

LEASE & SERVICE CHARGES

57 years remaining on the lease

Annual site fees £1879.84 p.a.

Ground Rent £127.86 p.a.

COUNCIL TAX

£860 p.a.

EPC

Current G14

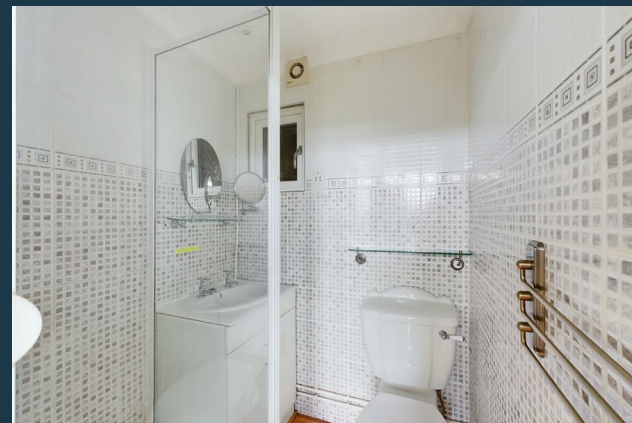
Potential B88

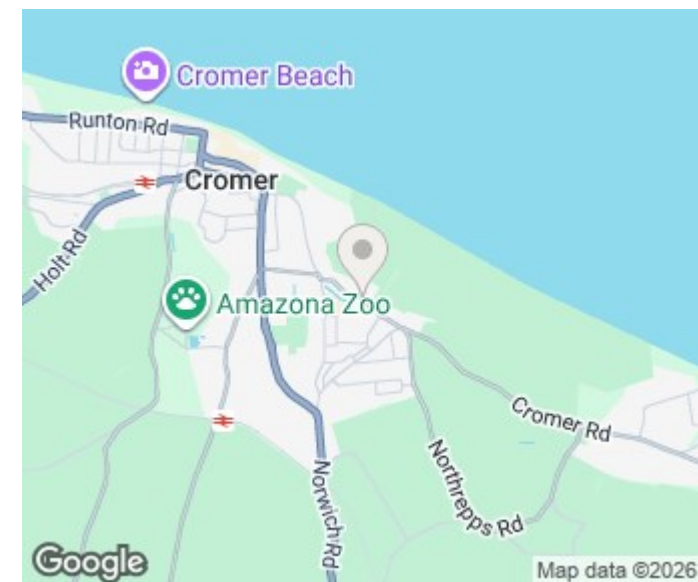
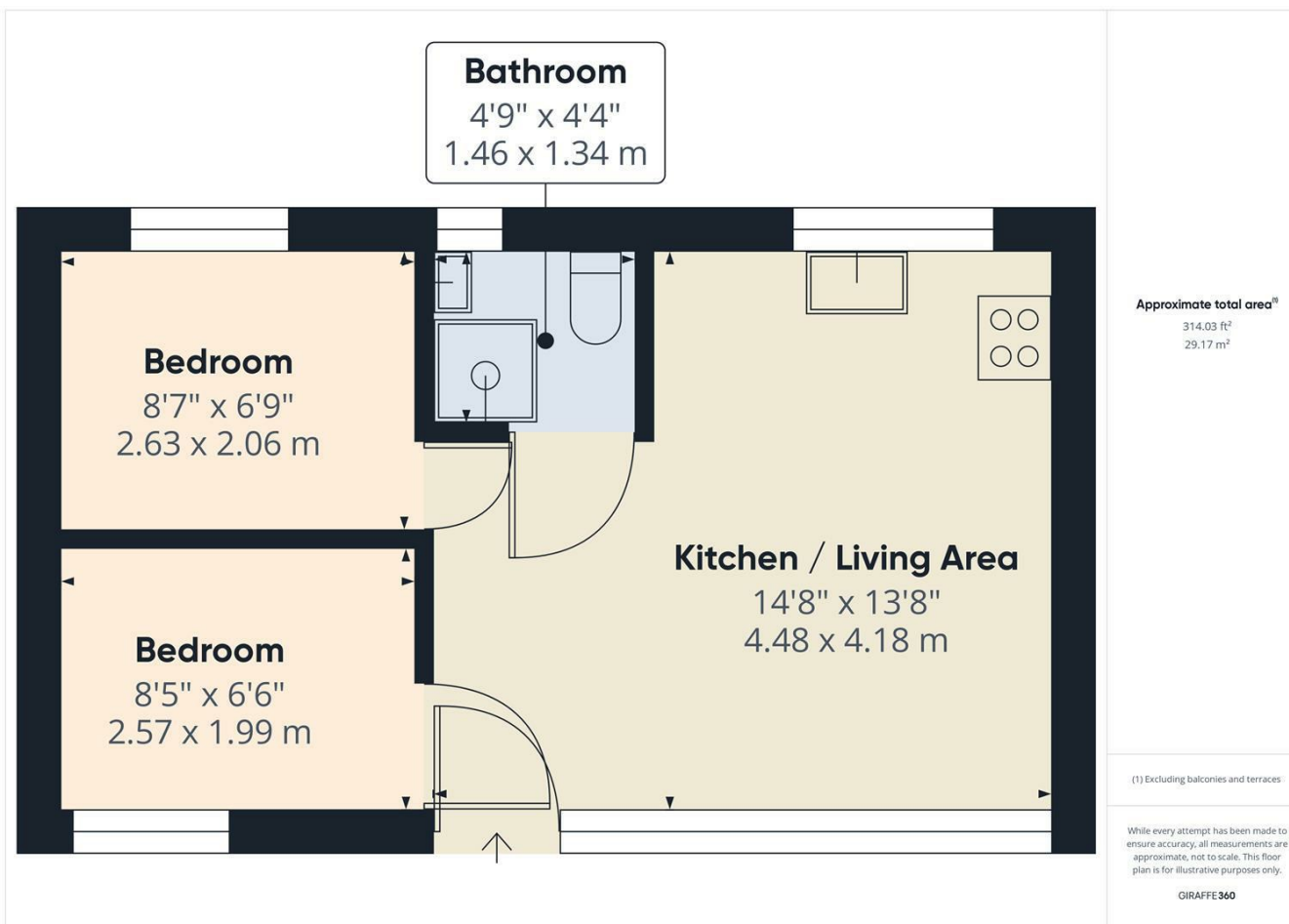
FURNISHINGS

The chalet will be sold with all fixtures and fittings and furniture included.



72 KINGS CHALET PARK





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		14
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

henleys
ESTATE AGENCY SIMPLIFIED

15 West Street, Cromer, Norfolk, NR27 9HZ
01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

ESTATE AGENCY SIMPLIFIED